

JUNE 12, 1986

The Board of County Commissioners, Manatee County, Florida, met in REGULAR SESSION in the Courthouse, Bradenton, Florida, Thursday, June 12, 1986, at 9:07 a.m.

Present were Commissioners:
Westwood H. Fletcher, Jr., Chairman
Kent G. Chetlain
Patricia M. Glass
Maxine M. Hooper

Edward W. Chance, Vice-Chairman entered during the meeting.

Also present were:
Barbara Levin, Assistant County Attorney, representing
H. Hamilton Rice, Jr., County Attorney
Richard H. Ashley, Chief Deputy Clerk, representing
R. B. Shore, Clerk of Circuit Court

Representatives of the various news media were present.

Invocation by Commissioner Maxine M. Hooper.

The meeting was called to order by Chairman Fletcher.

All witnesses/staff giving testimony were duly sworn.

ZONING

Public hearing (continued 5/22/86) was opened for the purpose of considering

Z-85-127 ROY AMERSON, INC. (CONTINUED)
Rezone from A-1 to R-4B.

Fred Goodrow, Planning Director, advised a request was received to continue the public hearing on Ordinance Z-85-127 to June 26, 1986.

Motion was made by Mrs. Hooper, and seconded by Mrs. Glass, to continue the public hearing to June 26, 1986, 9:00 a.m. or as soon thereafter as same may be heard. Motion carried unanimously.

Public hearing (continued 5/22/86) was opened for the purpose of considering

SP-86-33 PHILLIP & BRIAN BURGHARDT - MINI-WAREHOUSES (CONTINUED)

At the request of the applicant, this item was continued to later in the meeting.

Public hearing (Notice in The Bradenton Herald 5/23/86) was opened for the purpose of considering

SP-86-55 RAMCO RECYCLING SYSTEMS - HEAVY MANUFACTURING (APPROVED)

Request: Special permit for very heavy manufacturing to recycle used concrete, roofing debris, rocks and other aggregate into usable road building material, on 5 acres at the north end of 21st Street East in the 6000 block, west of Sarasota Trucking.

Planning Commission recommended APPROVAL with stipulations:

1. Thirty-six feet of additional right-of-way shall be dedicated along 21st Street East for the site frontage.
2. Twenty-first Street East shall be constructed to County standards from the existing southern end of pavement to the north side of the project entrance.
3. The concrete slabs piled within the 21st Street East right-of-way shall be removed by August 1, 1986.
4. All applicable dredge and fill, industrial waste and other environmental permits shall be obtained from the appropriate State and Federal agencies August 1, 1986.

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5. The applicant shall demonstrate to the Director of Planning and Development that requirements 1 through 4 above have been met prior to the commencement of processing. In the event that processing does not begin by August 1, 1986, the existing Final Site Plan for material storage shall expire and all material deposited on the site for the purpose of recycling shall be immediately removed.
6. The stockpiling of material shall not occur within twenty-five feet of the road right-of-way.
7. The stockpiling of material (concrete, asphalt, etc.) shall not be stacked any higher than six feet above ground.

Mike Hennessey, Planning Department, advised that stipulations six and seven alleviate concerns regarding access and stockpiling of material.

Discussion: Removal of concrete from 21st Street right of way; paving.

Joe Ramsey, Ramco Recycling Systems, stated the concrete was placed on the right-of-way by the people working on I-75. His request is for recycling roofing material and the concrete issue is a separate matter.

H.H. Baskin, Jr., owner of the property, explained that rather than moving the concrete from the right-of-way, they will be breaking it up and using it as fill on 21st Street.

Dan Blalock, representing DeSear & Blalock, adjacent property owners, submitted a copy of a map outlining roads which he believed were vacated (at the request of Mr. Baskin) leaving 21st Street as the only access to their property. He also submitted a picture of the cement piled on the right-of-way.

The public comment portion of the hearing was closed.

Having considered the staff report, the Planning Commission's recommendation, comments made at the public hearing, and finding the request to be consistent with The Manatee Plan, Mrs. Glass moved to approve Special Permit SP-86-55 with the stipulations recommended by the Planning Commission. Motion was seconded by Mrs. Hooper. Voting "Aye" were Mr. Chetlain, Mrs. Glass, and Mrs. Hooper. Voting "Nay" was Mr. Fletcher. Motion carried.

(Enter Mr. Chance)

Public hearing (continued from earlier in the meeting) was held for the purpose of considering

SP-86-33 PHILLIP & BRIAN BURGHARDT - MINI-WAREHOUSES (DENIED)

Carol Clarke, Planning Department, stated the request to allow mini-warehouses is inconsistent with The Manatee Plan.

Carl Monroe, representing the applicants, submitted and reviewed an aerial photograph of the area around 9th Street West, outlining the property which is zoned commercial. He pointed out the proposed access would be from 9th Street over a bridge to be constructed by the applicant. He requested the Board approve the Special Permit and initiate an amendment to The Manatee Plan to designate as a Commercial Corridor that portion of 9th Street West not yet designated.

He also submitted (1) an affidavit from property owners to the west and north of the subject property encouraging approval of the request; (2) pictures of a similar development in the New England area.

It was pointed out that an amendment to the Plan to designate 9th Street as a Commercial Corridor would have to precede action on the request for mini-warehouses.

Barbara Levin, Assistant County Attorney, suggested that to approve this permit and then amend The Manatee Plan would not withstand judicial scrutiny.

The public comment portion of the hearing was closed.

Having considered the staff report, the Planning Commission's recommendation, comments made at the public hearing, and clarification from the (Assistant County) Attorney, Mrs. Hooper found the request to be inconsistent with The Manatee Plan and moved to deny Special Permit SP-86-33. Motion was seconded by Mr. Chance and carried unanimously.

Recess/reconvene. All members present.

Consent Agenda - Public Hearings

Public hearings (Noticed in The Bradenton Herald 5/23/86) were opened for the purpose of considering SP-86-50, SP-86-51, SP-86-52, SP-86-53, Z-86-54, and Z-86-57.

Upon requests, public hearings on SP-86-50 and Z-86-54 were continued to later in the meeting.

Items considered were:

SP-86-51 M.L. & EMILY R PUTNAL - RURAL CLUSTER HOUSING (APPROVED)

Request: Special permit to allow rural cluster housing, including five mobile homes and four single family residences, on 64 acres at the southwest corner of Betts Road & Singletary Road. Planning Commission recommended APPROVAL with stipulations:

1. The *six dwelling unit cluster shall comply with the requirements for well and septic tank location of the Manatee County Health Department.
2. The applicant shall provide access to Singletary Road, as shown on the Preliminary Site Plan submitted with this application, via a vehicular access easement over an approved private street not later than the time of Final Site Plan approval. If private street approval cannot be granted as depicted on the Preliminary Site Plan, then access to the six unit cluster from Singletary Road shall be relocated northward to a point where this property abuts Singletary Road.
3. Approval for the five mobile homes shall be granted for a period of five years, with a renewal period of five years to be granted at the administrative discretion of the Planning Director.

*Five mobile homes and one residence

SP-86-52 JAMES & MELBA DAVIS - MOBILE HOME (APPROVED)

Request: Special permit to allow a mobile home in addition to a residence on 12.72 acres on the south side of State Road 64, 1,350 feet east of Bethany Road.

Planning Commission recommended APPROVAL with stipulations:

1. The mobile home shall be used as a residence by the owner, the lessees of the property, or by a member of his immediate family or an officially designated caretaker, watchman, or employee engaged in agricultural use of the property. The renting, leasing, or occupancy of said mobile home for compensation for any other purpose shall constitute an automatic violation of the Special Permit and shall terminate same regardless of the amount of time left from the date of issuance.
2. The septic tank location shall meet the Manatee County Health Department requirements.
3. Approval of the mobile home shall be subject to a time period of five years plus five years at the administrative discretion of the Planning Director.

SP-86-53 EMILY MUMMA - MOBILE HOMES (APPROVED)

Request: Special permit to allow two mobile homes as rural cluster housing on 80 acres on the south side of State Road 64, approximately 3/4 mile west of the Manatee/Hardee County line.

Planning Commission recommended APPROVAL with stipulations:

1. The mobile homes shall be for the exclusive use of persons employed by the agricultural operation.
2. Approval of the mobile homes shall be subject to a time period of five years plus five years at the administrative discretion of the Planning Director.

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Z-86-57 ROBERT L. & KATHLEEN CHEEZEM - C-1 (APPROVED)

Request: Rezone from R-1 to C-1 .25 acre on the south side of 38th Avenue W., approximately 250 feet west of 14th Street W. Planning Commission recommended APPROVAL.

ORDINANCE Z-86-57:

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA,
PROVIDING FOR THE REZONING OF CERTAIN LAND FROM R-1 TO
C-1; PROVIDING AN EFFECTIVE DATE.

(Depart Mrs. Glass)

Motion was made by Mr. Chetlain, and seconded by Mrs. Hooper, to approve Special Permits SP-86-51, SP-86-52, and SP-86-53 (with stipulations) and Ordinance Z-86-57. Motion carried unanimously.

RECORD ORDINANCE

(End Consent Agenda)

(Enter Mrs. Glass)

86-T-1 MAGNOLIA WOODS - P/PLAN (APPROVED)

Request: Approval of a Preliminary Mobile Home Park Plan for 601 units on 102.65 acres on the south side of Mendoza Road and on the west side of Victory Road, north of the existing Ridgewood Mobile Home Park.

Planning Commission recommended APPROVAL with stipulations:

1. Prior to the submittal of any construction drawings, the developer shall submit for and secure an interpretation as to whether or not this development constitutes a Development of Regional Impact pursuant to 380.06 of Florida Statutes. If the project is determined to constitute a Development of Regional Impact, the developer shall follow the procedures for the development of land required for a Development of Regional Impact. Any stipulations in this approval contrary to stipulations contained in the Developmental Order shall not be vested. If the project is determined not to constitute a Development of Regional Impact, then the developer may proceed with the project pursuant to Manatee County Ordinances.
2. Sidewalks, a minimum width of four feet, shall be constructed in concrete on one side of all internal roads, at least five feet back from the pavement edge.
3. Seventeen feet shall be dedicated for additional right-of-way along the site frontages for Mendoza Road and Victory Road.
4. A five foot wide concrete sidewalk shall be constructed along the site frontages along Mendoza Road and Victory Road. These sidewalks may be constructed within the fifty foot buffer areas if proper public easements are recorded.
5. Roadway improvements, including deceleration and left turn storage lanes, shall be constructed on Mendoza Road to County standards and the requirements of the County Engineer.
6. Ridgewood Boulevard (69th Street East) shall be constructed from Mendoza Road to Ridgewood Meadows prior to the issuance of a Certificate of Occupancy for the fifty-first unit.
7. At such time when the conditions for Ridgewood Mobile Home Park are warranted, Magnolia Woods Mobile Home Park shall participate in the conditions as amended by the Board of County Commissioners dated March 10, 1983, as follows:
 - a. The developers shall donate to the County up to \$20,000 to improve traffic safety conditions along Victory Road, providing no such work or modification to existing conditions has any adverse effect on the trees along Victory Road. This sum shall be payable, if needed, as follows:
 - 1) Fifty percent upon receipt of the Certificate of Occupancy for Phase III.
 - 2) Fifty percent upon receipt of the Certificate of Occupancy for Phase VI.
 - 3) The precise sum to be donated shall be determined by the County.

- b. The Manatee County Highway Department shall join with the developer in permitting and installing a controlled signalization device at the project entrance (Ridgewood Boulevard/69th Street East) on U.S. Highway 301 simultaneously with the installation of the signal at Victory Road and U.S. Highway 301, upon construction of the shopping center, or when traffic conditions warrant it, whichever meets the State of Florida's requirements first. The signal at the project entrance (Ridgewood Boulevard/69th Street East) shall be synchronized with the signal at Victory Road. The developer's costs shall be limited to the following:
- 1) The traffic signal device at the project entrance (Ridgewood Boulevard/69th Street East).
 - 2) The cable connecting said signal to the Victory road control device.
 - 3) The difference in the cost of a synchronizing control device versus a standard control device.
8. The swimming pools shall meet the standards of Chapter 10D-5 of the Florida Administrative Code and shall include fencing.
 9. As part of the construction drawing review, the location, size, and type of trees to be preserved and removed, as well as replacement trees, shall be identified.
 10. The recreation buildings shall be constructed as storm shelters and shall meet the requirements of Ordinance 81-4, as amended by Ordinance 85-26.
 11. The developer, his heirs, assigns or transferees are hereby notified that the Impact Fee Ordinance, when adopted by Manatee County, may require the payment of impact fees.

Ms. Levin advised there is an error in the stipulations and stated the Planning Commission did not use the stipulation as outlined in the report but, alternatively, approved a stipulation that the developer submit to the County Attorney's Office for preliminary review, documentation that they do not fall within the aggregation rule to trigger a Binding Letter of Interpretation (stipulation number one). She submitted memorandum of June 9, 1986, to Mike Hennessy, Planning Department, advising that the developer has submitted documentation to support noncommonality of ownership as related to this project. The County Attorney's Office is of the opinion that this project does not require a Binding Letter of Interpretation.

John Harllee, representing the Victory Road Investment Partners, agreed to the stipulations with the exception of clarifying statement made by Mrs. Levin.

Jerome Gostkowski, Public Works Department, responded to questions on anticipated levels of traffic on Mendoza and Victory Roads; access; off-site improvements (road paving).

(Depart Mrs. Glass)

Having considered the staff report, the Planning Commission's recommendation, and finding the request to be consistent with The Manatee Plan, Mr. Chance moved to approve Preliminary Mobile Home Park Plan 86-T-1 with the stipulations recommended by the Planning Commission, with the exception of stipulation one. Motion was seconded by Mr. Fletcher and carried unanimously.

79-T-2 MANATEE RIVER RV PARK, PHASE I - F/PLAN (APPROVED)

Request: Approval of a Final Recreational Vehicle Park Plan for Phase I of the Manatee River R.V. Park on 61.72 acres on the west side of Kay Road, adjacent to the north side of I-75.

83-T-4 TERRA CEIA VILLAGE RV PARK, PHASE IIA - F/PLAN (APPROVED)

Request: Approval of a Final Recreational Park Plan for Phase IIA of the Terra Ceia Village R.V. Park on 6.25 acres on the west side of Bayshore Road, 600 feet southwest of its intersection with U.S. 41, Rubonia.

Discussion: Jurisdictional waters; DER (Department of Environmental Regulations) permits.

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Having considered the staff reports and finding the requests to be consistent with The Manatee Plan, Mrs. Hooper moved to approve Final Recreational Vehicle Park Plans 79-T-2 and 83-T-4 with stipulation that 83-T-4 meet all applicable State laws and regulations. Motion was seconded by Mr. Chetlain and carried unanimously.
(End Consent Agenda)

Z-86-56 WHITEHALL DEVELOPMENT CORPORATION - R-1AB (APPROVED)

Request: Rezone from A-1 to R-1AB 4 acres between the railroad right-of-way and the Fairmount Park Subdivision and between 49th Avenue East and 50th Avenue Drive East, Oneco.
Planning Commission recommended APPROVAL.

Public hearing (Notice in The Bradenton Herald 5/23/86) was opened for the purpose of considering

ORDINANCE Z-86-56:

**AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA,
PROVIDING FOR THE REZONING OF CERTAIN LAND FROM A-1 TO
R-1AB; PROVIDING AN EFFECTIVE DATE.**

Mike Hennessy, Planning Department, advised the request is consistent with The Manatee Plan and compatible with the surrounding area.

The public comment portion of the hearing was closed.

Having considered the staff report, the Planning Commission's recommendation, comments made at the public hearing, and finding the request to be consistent with The Manatee Plan, Mrs. Hooper moved to approve Manatee County Ordinance No. Z-86-56. Motion was seconded by Mr. Chance. Voting "Aye" were Mr. Chance, Mr. Fletcher, and Mrs. Hooper. Voting "Nay" was Commissioner Chetlain. Motion carried.

RECORD ORDINANCE

Public hearing (Noticed in The Bradenton Herald 5/23/86) was opened for the purpose of considering

SP-86-48 WILLIAM KIPP & WILLIAM BRITT - MOBILE HOME (APPROVED)

Request: Special permit to allow a mobile home as a residence on 6.7 acres northwest of the intersection of Ft. Hamer Road and U.S. 301, between 2nd Avenue and U.S. 301, Parrish.
Planning Commission recommended APPROVAL with stipulation:

1. Approval shall be granted for a period of three years, with a renewal period of three years to be granted at the administrative discretion of the Planning Director.

William Kipp stated the mobile home will be placed in a grove and used by an employee working in the grove.

The public comment portion of the hearing was closed.

Having considered the staff report, the Planning Commission's recommendation, comments made at the public hearing, and finding the request to be consistent with The Manatee Plan, Mr. Chance moved to approve Special Permit SP-86-48 with the stipulation recommended by the Planning Commission. Motion was seconded by Mrs. Hooper and carried unanimously.

Public hearing (Notice in The Bradenton Herald 5/23/86) was opened for the purpose of considering

SP-86-54 ROBERT L. & KATHLEEN CHEEZEM (APPROVED)

Request: Special permit to allow vehicle service establishments on 1.86 acres at the southwest corner of the intersection of 38th Avenue West and 14th Street West.

Planning Commission recommended APPROVAL with stipulations:

1. Two offstreet loading spaces shall be provided in locations easily accessible by delivery trucks and acceptable to staff.
2. A stacking lane may be required for certain types of vehicle service uses. The Final Site Plan shall provide any stacking lane(s) deemed necessary by staff.
3. One-way circulation shall be clearly marked.

4. Retail uses and areas shall be designated on the Final Site Plan and additional on-site parking provided as required by the Land Development Code.
5. A cross-access easement, twenty-four feet in width, shall be provided to the K-mart parking lot to the west of this site.
6. The blind spaces created by the site plan which create potential pedestrian and vehicular conflicts shall be eliminated pursuant to Section 205E.1 of the Land Development Code. Interior sidewalks adjacent to the buildings shall be installed to alleviate many of these problems.
7. The Final Site Plan shall meet all landscaping requirements of the Land Development Code, including the provision of landscaped islands to break up the expanse of pavement and direct traffic flow.
8. Palm trees shall not constitute more than twenty-five percent of the required trees.
9. There shall be no outdoor (unenclosed building) display or storage of merchandise for sale, unless such areas are designated on the Final Site Plan. Outdoor display or storage areas shall not interfere with required off-street parking, loading, or drive aisles. All outdoor storage areas must be completely screened from view by a six foot high opaque fence or wall.
10. Parking shall be provided as required by the Land Development Code.
11. Nine feet shall be dedicated for additional right-of-way along 14th Street West for the site frontage.
12. Five feet shall be dedicated for additional right-of-way along 38th Avenue West for the site frontage.
13. The developer, his heirs, assigns or transferees, are hereby notified that the Impact Fee Ordinance, when adopted by Manatee County, may require the payment of impact fees.

Herman Weinberg, engineer representing the applicant, advised the stipulations will be complied with prior to their obtaining a Certificate of Occupancy.

The public comment portion of the hearing was closed.

Having considered the staff report, the Planning Commission's recommendation, comments made at the public hearing, and finding the request to be consistent with The Manatee Plan, Mrs. Hooper moved to approve Special Permit No. SP-86-54 with the stipulations recommended by the Planning Commission. Motion was seconded by Mr. Chance and carried unanimously.

Z-82-60(R) PPB JOINT VENTURE - REVISED PLAN (APPROVED)

Request: Approval to revise the Conceptual Development Plan for the Villages of Thousand Oaks Development to allow 124 single family units at an overall density of 3.17 du/acre on 39.11 acres on the west side of Erie Road, approximately 2,175 feet south of the Seaboard Coast Line right-of-way.

Planning Commission recommended APPROVAL with stipulations:

1. The developer shall comply with all stipulations placed on the original approval of Z-82-60 on November 15, 1982.
2. Side yard setbacks for each lot shall be seven and one-half feet.
3. The developer, his heirs, assigns or transferees are hereby notified that the Impact Fee Ordinance, when adopted by Manatee County, may require the payment of impact fees.

Public hearing (Notice in The Bradenton Herald 5/23/86) was opened for the purpose of considering

ORDINANCE Z-82-60(R):

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA,
PROVIDING FOR THE REZONING OF CERTAIN LAND FROM PDR TO
PDR AND REVISED CONCEPTUAL DEVELOPMENT PLAN; PROVIDING
AN EFFECTIVE DATE.

Tom McCollum, Zoller Najjar & Shroyer Engineering, representing the applicant, agreed to the stipulations. He advised this revision decreases the density for this project.

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The public comment portion of the hearing was closed.

Having considered the staff report, the Planning Commission's recommendation, comments made at the public hearing, and finding the request to be consistent with The Manatee Plan, Mr. Chance moved to approve Manatee County Ordinance Z-82-60(R) and the Conceptual Development Plan with the stipulations recommended by the Planning Commission. Motion was seconded by Mrs. Hooper and carried unanimously.

RECORD ORDINANCE

PDR-84-4(R)/86-S-14 VILLAGES OF THOUSAND OAKS (APPROVED)

Request: Approval of a Revised Preliminary Development Plan and Preliminary Subdivision Plat for Phases II, III, IV, and V for 92 single family lots, with a waiver of sidewalk requirements, on 39.11 acres on the west side of Erie Road, approximately 2,175 feet south of the Seaboard Coast Line right-of-way.

Planning Commission recommended APPROVAL with stipulations:

1. Homeowners association documents for Phases II, III, IV and V shall provide, prior to Final Plat for each phase, that these lots contained therein have access to the existing recreational facilities.
2. The front yard setback for all lots must be a minimum of twenty-five feet.
3. All lots that front on a lake shall provide a twenty-five foot waterfront yard, as defined in Article 7 of the Land Development Code.
4. A five foot wide sidewalk shall be constructed for the site frontage along Erie road. To accomplish this requirement, additional property must be dedicated along Erie road to place the required sidewalk within public right-of-way, or the sidewalk placed into a commonly owned area adjacent to Erie Road, or those lots in Phase II adjacent to Erie Road be provided with a twenty-five foot rear building setback.
5. A buffer, consisting of a continuous hedge or a decorative fence or wall of unified design and material, shall be installed along the property frontage on Erie Road. This buffer shall be installed on the west side of the required sidewalk prior to the issuance of a Certificate of Occupancy for each unit. Should a continuous hedge be installed, it shall be designed and planted to be at least eighty percent opaque between two and six feet above grade when viewed horizontally at maturity.
6. The developer, his heirs, assigns or transferees are hereby notified that the Impact Fee Ordinance, when adopted by Manatee County, may require the payment of impact fees.

The Planning Commission felt the waiver of sidewalk requirements is consistent with the Land Development Code.

Discussion: Request for waiver of sidewalk requirements; bikepaths.

Tom McCollum, representing the applicant, clarified that the requested waiver was for the requirement for the internal sidewalks; they have agreed to construct a sidewalk on Erie Road.

Having considered the staff report, the Planning Commission's recommendation, and finding the request to be consistent with The Manatee Plan, Mr. Chance moved to approve Preliminary Development Plan and Preliminary Subdivision Plat No. PDR-84-4(R)/86-S-14 with the stipulations recommended by the Planning Commission. Motion was seconded by Mrs. Hooper and carried unanimously.

RECORD

85-T-2 CROSS CREEK MOBILE HOME PARK - TIME EXTENSION (APPROVED)

Request: Approval of a one year time extension to submit construction drawings for the Cross Creek Mobile Home Park on 35.79 acres on the north side of Experimental Farm Road, 600 feet west of Canal Road.

If approved, staff recommended the following stipulations:

1. Improvements to Canal Road and Experimental Farm Road, as required by the County Engineer, shall be constructed by the developer at the project entrance.
2. The developer, his heirs, assigns or transferees are hereby notified that the Impact Fee Ordinance, when adopted by Manatee County, may require the payment of impact fees.

Ned Waggoner, representing the applicant, advised his reason for requesting an extension was due to the fact he is trying to coordinate development of the Park with construction of the County sewer line, which is in process.

Having considered the staff report and finding the request to be consistent with The Manatee Plan, Mr. Chetlain moved to approve a one year extension to submit construction drawings for Cross Creek Mobile Home Park Plan No. 85-T-2 with the stipulations recommended by staff. Motion was seconded by Mrs. Hooper and carried unanimously.

PDC-85-6 THE FOUNTAINS, PHASES 1-4 - F/PLAN (APPROVED)

Request: Approval of a Final Development Plan for Phases 1-4 of The Fountains PDC for a total of 82,675 square feet on 9.1 acres on the west side of the 4800 Block of U.S. 41 (14th Street West). If approved, staff recommended the following stipulations:

1. A maximum of 18,000 square feet of gross floor area (GFA) shall be permitted in Phases 1-4 allowing restaurant/food service establishments.
2. A Final Subdivision Plat shall be submitted and approved by the County with Phase 5 (Garden Center) and shall include lots 1-3 within Phases 1-4.
3. Cross-access easements, twenty-four feet in width, shall be constructed and recorded to the north and south property lines, at both ends of the major north/south drive aisle for the shopping center, prior to the issuance of first Certificate of Occupancy.
4. The one-way drive aisle and angled parking adjacent to the Cedar Hammock Drain shall be eliminated.

Having considered the staff report and finding the request to be consistent with The Manatee Plan, Mr. Chance moved to approve the Final Development Plan for Phases 1-4, The Fountains, PDC-85-6, with stipulations recommended by staff. Motion was seconded by Mrs. Hooper and carried unanimously.

RECORD

Z-86-54 GERTRUDE DECKER - PR (CONTINUED)

Request: Rezone from R-1AB to PR .44 acre at the southwest corner of 58th Street West and Cortez Road West. Planning Commission recommended APPROVAL.

Public hearing (continued from earlier in the meeting) was held for the purpose of considering

ORDINANCE Z-86-54:

AN ORDINANCE OF THE COUNTY OF MANATEE, FLORIDA,
PROVIDING FOR THE REZONING OF CERTAIN LAND FROM R-1AB
TO PR; PROVIDING AN EFFECTIVE DATE.

Discussion: Notification of public hearing to adjacent property owners.

Motion was made by Mr. Chance, seconded by Mr. Chetlain and carried unanimously, to continue the public hearing on Z-86-54 to June 26, 1986, 9:00 a.m. or as soon thereafter as same may be heard.

Public hearing (continued from earlier in the meeting) was held for the purpose of considering

SP-86-50 EL CONQUISTADOR VILLAGE PLAZA - BEER & WINE (APPROVED)

Request: Special permit to allow the on-site consumption of beer and wine (2-COP) in connection with a forty seat restaurant on 2.92 acres at the northwest corner of 34th St W and 60th Ave W. Planning Commission recommended APPROVAL.

Discussion: Sale of alcoholic beverages across the street from a school (Manatee Community College).

The public comment portion of the hearing was closed.

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Having considered the staff report, the Planning Commission's recommendation, comments made at the public hearing, and finding the request to be consistent with The Manatee Plan, Mr. Chetlain moved to approve Special Permit No. SP-86-50. Motion was seconded by Mrs. Hooper and carried unanimously.

Z-85-1 ISLAND INVESTMENT PROPERTIES, LTD ET AL
ARVIDA CORPORATE PARK - DRI

(CONTINUED)

Fred Goodrow, Planning Director, (memorandum, June 12, 1986) advised the Planning Commission has not yet considered Development of Regional Impact (TBRPC DRI No. 154), Arvida Corporate Park, and Z-85-1, Island Investment Properties, Ltd. and N.V. Kabara, and recommended the public hearing be continued to August 14, 1986.

Mrs. Hooper moved that Arvida Corporate Park (DRI No. 154) and Island Investment Properties, Ltd. and N.V. Kabara (Z-85-1) be continued to August 14, 1986. Motion was seconded by Mr. Chetlain and carried unanimously.

80-S-41 FOUR STAR INDUSTRIAL PARK - TIME EXTENSION (APPROVED)

Request: Sixty day time extension for approval of the Final Subdivision Plat for Four Star Industrial Park.

James Farr, Larson Engineering, representing the applicant, requested the time extension be for 60 days from this date.

Motion was made by Mr. Chance, seconded by Mrs. Hooper and carried unanimously, to grant 60-day extension, from this date, for Four Star Industrial Park Final Plat approval. (115 Dec 11, 1986)

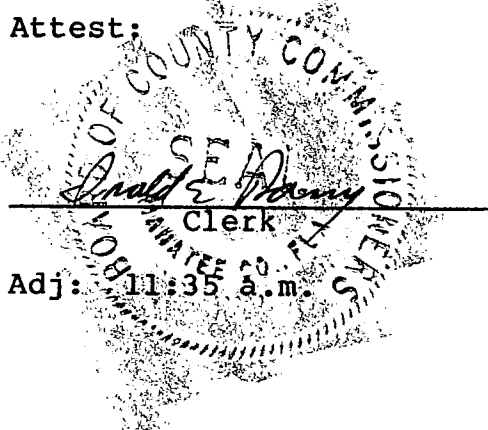
MEETING ADJOURNED

There being no further business, the meeting was adjourned.

Attest:

APPROVED:

Adj: 11:35 a.m.



Richard H. Fletcher
 Chairman 7/22/86